

FINAL

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received

date entered

1. Name

historic Washington Avenue Historic District

and/or common

2. Location

street & number multiple addresses not for publication

city, town Evansville vicinity of congressional district Eighth

state Indiana code 18 county Vanderburgh code 163

3. Classification

| | | | | |
|--|---|---|---|---|
| Category | Ownership | Status | Present Use | |
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input type="checkbox"/> building(s) | <input type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input checked="" type="checkbox"/> commercial | <input checked="" type="checkbox"/> park |
| <input type="checkbox"/> structure | <input checked="" type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input checked="" type="checkbox"/> entertainment | <input checked="" type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input checked="" type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | <input checked="" type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name multiple ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Vanderburgh County Recorder

street & number City-County Building

city, town Evansville state Indiana

6. Representation in Existing Surveys

title National Register has this property been determined eligible? ☒ yes ☐ no

date 9 June 1978 ☒ federal ☐ state ☐ county ☐ local

depository for survey records HCRS

city, town Washington state DC

7. Description

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Washington Avenue Historic District is a fully developed residential area located on flat land approximately one half mile east of the Ohio River. It is separated from the river by a highway and levee and by the Riverside Historic District (National Register, November 1978). Tree-lined streets and a large collection of late 19th and early 20th century residences characterize the district.

A long period of development (from the late 1860s to the early 1900s) and a social and economic diversity among residents resulted in a variety of styles, design quality, and building proportions. Identifiable styles include Vernacular, Italianate, Gothic Revival, Queen Anne, Stick Style and Neo-Classic Revival. Although many of the homes show the builder's reliance on stock plans, several of the larger residences and churches within the District are known to have been designed by local architects. The houses are predominately of frame construction. However, a number of brick homes are scattered throughout the area. Building proportions are varied. Large 2½ story residences are predominant along the Washington Avenue corridor, whereas 1½ story cottages and narrow shotgun-type dwellings are more typical of the cross and side streets.

The Land Ordinance influenced the layout of the District. The street plan approximates a grid pattern with streets perpendicular to or parallel with Washington Avenue, an east-west section line. All cross streets jog at Washington Avenue except for Garvin Street, a quarter section line.

Buildings in the District are free standing. Although there is not any apparent observance of a legal facade alignment, there is near uniformity of setback. On Washington Avenue, a major thoroughfare, are located most of the larger houses with their generous front yards, whereas on the side streets, where there is a higher density of modest houses, yards are small and buildings close to one another.

Residential development in the District was intense, and there are not any planned parks. Present day open spaces are a result of demolition activity. A recently completed auto-free mall lies at the District's western edge at Haynie's Corner.

The Washington Avenue Historic District was developed during a period of great population growth in the city, from the late 1880s and into the first quarter of the 20th century. At that time the Upper First Street area, now the Riverside Historic District, was considered the most desirable neighborhood in which to live. However, it had already become fully developed, and judging from maps from the period, new residential sites were scarce. The proximity of the Washington Avenue area to this older, affluent neighborhood made it a likely alternative to persons wishing to locate in a potentially fashionable neighborhood. The area had already been annexed to the city (in the 1860s) and had a street railroad connection to downtown. Importantly, there was unlimited land for development above annual flood levels.

Development was rapid, with a variety of social and economic strata being drawn to the area. An abundant regional supply of hardwood, together with the development of power-driven tools, probably accounts for the frame construction of most of these houses. Massive 2½ story residences with large towers and porches were built, as well as smaller houses whose ornamentation varied from the very simple to the fairly elaborate.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input checked="" type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input checked="" type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates

Builder/Architect

various

Statement of Significance (in one paragraph)

The Washington Avenue Historic District is an architectural and historical counterpoint to the high-style Riverside District to the east. Developed largely in the 1880s, 1890s, and 1900s, the Washington Avenue residential area housed the city's growing yeoman class of mercantile clerks, petty bureaucrats, and small private businessmen-- the subordinates of those who lived in the Riverside area. Architecturally, the Washington Avenue District is significant because of its cohesive collection of frame dwellings from the late-Victorian period, representing nevertheless a diversity of styles, sizes, and scales. The coincidence of Evansville's rise in the hardwood lumber industry and the subdivision and development of the District is apparent. Though styles vary from the Gothic Revival (Washington Avenue Temple, for example), to the Stick and Shingle Styles (see 519 Washington Avenue), and Queen Anne (see 419 Washington Avenue)--with stops for the Moorish Revival in between--the predominate feeling is one of economy and lack of pretense associated with the suburban beginnings of the District.

The Washington Avenue Historic District is architecturally significant because of its stately houses dating from the late 19th and early 20th centuries. Besides boasting one of the highest concentrations of such houses in the City, the area provides a good cross-section of residences of that period, representing many styles, sizes and scales. The Washington Avenue corridor, in particular, exhibits somewhat chronologically a variety of periods and styles as one moves from the west end eastward, while maintaining a cohesiveness in scale, materials, and setback. Boundaries for the District were chosen largely on the basis of the housing types, including in it those properties that contribute to this cohesiveness.

Although clusters of houses existed along Washington Avenue as early as the 1850s, development of this area really began in the 1880s, at which time Garvin Street formed the eastern boundary of the city. The area now known as the Riverside Historic District, containing the homes of many prominent and affluent citizens, had become fairly saturated, and a logical direction for further expansion was to the east, or along Washington Avenue. In addition, a horse-drawn street railroad already existed here connecting the area with downtown via Parrett Street, turning east on Washington Avenue, and turning north at 8th Street. Building permits seem to substantiate an intense building period for Washington Avenue up to Garvin Street in the 1880s and '90s.

Although not so imposing as houses in the Riverside District, many of the Washington Avenue houses from this period suggest that their owners were at least comfortable, if not affluent. Evansville city directories from the 1890s indicate that, generally speaking, whereas Riverside residents were often owners of major local businesses, the Washington Avenue area was largely occupied by their relatives or other officers in the firm, owners of smaller businesses, salesmen, laborers, etc.

One of the important activities taking place today in the Washington Avenue District and surrounding areas has been the organization of neighborhood associations, which have been

9. Major Bibliographical Reference

See continuation sheet

10. Geographical Data

Acreage of nominated property approx. 200 acres

Quadrangle name Evansville South

Quadrangle scale 1:24,000

UMT References

A

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| 1 | 6 | 4 | 5 | 0 | 2 | 6 | 0 | 4 | 2 | 0 | 2 | 1 | 7 | 0 |
| Zone | | | Easting | | | | Northing | | | | | | | |

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| Zone | | | Easting | | | | Northing | | | | | | | |

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| 1 | 6 | 4 | 5 | 0 | 2 | 6 | 0 | 4 | 2 | 0 | 2 | 1 | 7 | 0 |
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| Zone | | | Easting | | | | Northing | | | | | | | |

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| Zone | | | Easting | | | | Northing | | | | | | | |

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|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | | Easting | | | | Northing | | | | | | | |

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Douglas L. Stern, Joan Marchand, Nancy Long, and Patricia Sides

organization Department of Metropolitan Development

date March 1980

street & number 308 City-County Building

telephone 812/426-5487

city or town Evansville

state Indiana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 6-27-80

For HCRC use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

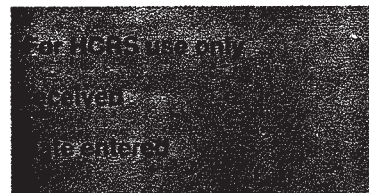
Attest

date

Chief of Registration

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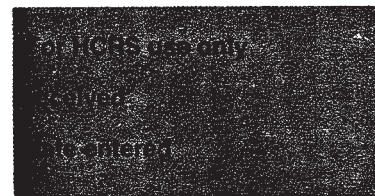
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With some differences in boundaries, the proposed District was determined eligible by the Keeper in 1978. The request was made by Jeffrey L. Marston, Executive Director of the Evansville Department of Metropolitan Development.

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The Washington Avenue Historic District is primarily residential, with what were at one time single family residences, but many of which have been divided into multi-family dwellings. There are approximately 750 structures within the District. A few early 20th century apartment buildings are also to be found. A few commercial structures are located within the district such as neighborhood groceries and bars, most of them near Haynie's Corner or on corners a block or two off Washington Avenue (see enclosed map).

Houses and other buildings within the Washington Avenue Historic District are generally in need of much minor and some major repair. Most have been altered, primarily by the application of aluminum siding and the removal of trim. Some demolition has occurred, but neighborhood residents have begun to take a stand against this.

Intrusions in the Washington Avenue Historic District are few, relative to the total number of buildings within the District. None of the intrusions in this residential area are over 2½ stories high, and most have uses that are relatively compatible to a residential neighborhood. Included are some 20th century houses and apartment buildings, and a few new office, commercial, and church buildings. An ice cream parlor and a grocery store are both located near Haynie's Corner, a neighborhood commercial center. Other grocery stores and bars are located on corners a block or two off Washington. Intrusions also include a printshop and an overhead garage door company.

The Washington Avenue Historic District, and the Washington Avenue corridor in particular, is visually cohesive due to the similarities in scale, setback, and style of the houses lining the street. The impression left by Washington Avenue in particular is one of massive, looming houses with towers and terraced front yards. The residential streetscape is almost unbroken by commercial establishments from Grand Avenue to Parrett Street, making it unique among major thoroughfares in this city.

Parrett Street, the western boundary of the Washington Avenue Historic District, marks a change in the orientation of the street plan from that of the adjacent Riverside Historic District. The street plan of the Riverside District, and that of the original city of Evansville, is oriented to the river, whereas the rest of the city is largely oriented to the cardinal points. In this part of the city Parrett Street forms the edge between the two plans, as well as being a street lined with many commercial establishments that make it distinct from the almost exclusively residential streets on either side.

Much of the area north of the District, particularly at its western end, was cleared as part of an urban renewal project and remains vacant, clearly separating the District from downtown. Other areas north and south of the District are residential but lack architectural and environmental cohesiveness. A commercial area separates the District from U.S. Highway 41 on the east.

The Washington Avenue Historic District differs in many respects from the adjacent Riverside Historic District. Although both neighborhoods contain substantial houses from the late 19th and early 20th centuries, most in the Washington Avenue Historic District are of frame construction, rather than the masonry found in the Riverside District. The Washington Avenue District also contains a greater mix in housing types, ranging from simple single story cottages to three story homes with towers, dormers, and wide porches.

The following examples are representative of the quality and diversity of structures in the Washington Avenue District:

(NOTE: numbers in parentheses represent photographs)

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1. 41 E. Chandler Avenue (2)

This brick Italianate house slightly predates the major building phase in the District. Erected in 1882 just north of Blackford's Grove, the house was built for Robert Ruston, Jr., proprietor of a flour mill.

2. 304 Adams Avenue (55)

The predominate style in vogue at the zenith of the District's building boom was the Stick Style. This frame dwelling was built in that manner for a pharmacist, William F. Epmeier, in 1896.

3. 608 Jefferson Avenue (65)

A few of the District's more prominent buildings date from the pre-WWI era. This brick bungalow was constructed for builder Charles Scarborough in 1915 as one of the more substantial examples.

4. 119 Parrett Street

This cottage was built in 1900 for a grocer, Henry Schiff. It is representative of the scale of buildings particularly south of Washington along Adams and Jefferson. The Stick Style ornament of this dwelling is especially well-preserved.

5. 102 E. Powell (?)

Built in 1877 bordering Blackford's Grove, this brick house captures the Italianate so popular in Evansville in the post-bellum period. Its occupant was a successful pharmacist named John Laval.

6. 1112 Parrett Street (47)

Haynie's Corner was a suburban crossroads in 1897 when this Eastlake dwelling was built facing it. The occupant was Jacob Scholem, a traveling salesman.

7. 513 Adams Avenue (62)

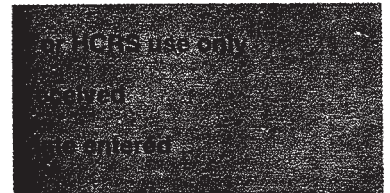
Evansville's hardwood market was booming at the end of the 19th century. Abraham J. Perry, a "Wholesale Dealer and Manufacturer of Hardwood Lumber," erected this handsome Queen Anne dwelling in 1899. Particularly noteworthy in this 2 story building is its ornamental program executed in wood.

8. 200 Washington Avenue (27)

This Stick Style dwelling was built shortly after the subdivision of Blackford's Grove. William M. Akin, Jr., a well-to-do meat packer later to become mayor of Evansville, erected the 2 story structure at the corner of Eighth Street in 1887.

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9. 604 Adams Avenue (63)

The plain exterior of this frame dwelling belies the elaborate Craftsman woodwork inside. Built in 1906 for flour agent John G. Decker, this house is typical of the foresquare residences found on Adams and Jefferson.

10. 11 E. Blackford Avenue

Built in 1891 following the subdivision of Blackford's Grove, this frame dwelling was probably erected as a speculative venture. Its first occupant was a clothing merchant, Harry Joseph.

11. 39 E. Blackford Avenue (13)

A widow, Wilhemina Hahn, built this 1½ story frame dwelling for herself in 1894. Building permit records indicate that the cost was \$1000.

12. 41 E. Blackford Avenue (13)

Permit records also note the date of this house as 1894. John Dippel, a bank teller, outdid his neighbor in building a commodious 2 story house for \$2500.

13. 900-902 S. Elliott Street (17)

This double house is exceptional for the District. Probably built at the very end of the 19th century, the brick cottage is actually two shotgun-type dwellings side by side.

14. 12 Jefferson Avenue

This small frame cottage was built in 1912 for Clara Karsch, a widow. Her architect, F. Manson Gilbert, designed a compact 1 story bungalow enlivened with a chaste Jeffersonian portico. Rumors have it that a Pompeii-style wall mural once filled the dining room wall.

15. 403 Jefferson Avenue

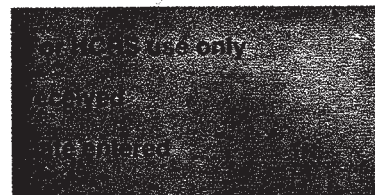
This dwelling, along with five others on this side of the street, was built in 1893-94. The original owner was Mary Feay, a photographer. The Queen Anne has been interpreted in a modest form here.

16. 789 Judson Street (4)

Lou Hoskins purchased this new cottage in 1890 for the sum of \$1000. The ell plan of this 1 story frame dwelling is typical of the side and cross streets.

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17. 901 Judson Street (11)

Pattern books may have been the inspiration for this fancy Stick Style cottage. Built in 1891 for county treasurer August Leich, this house features a wide range of ornamental devices particularly well suited to a wooden medium.

18. 925 Judson Street (14)

George Stockfleth, the original owner and occupant of this house, was the clerk for the waterworks. In 1893, he took out a permit to construct his house for \$1700. The cottage next door at 927 was built in the same year.

19. 1 East Powell Street (5)

This large Italianate dwelling was one of the few constructed in the immediate post war period. Built in 1865 bordering Blackford's Grove, the house was likely the residence of L. M. Baird, a produce and grain merchant.

20. 5 East Powell Street (5)

Another Manson Gilbert design. Built in the architect's customary neo-classical style, the house was erected in about 1914 for William Ross, an insurance agent.

21. 12 East Powell Street (6)

George Lant, Sr., a prominent Evansville builder, constructed this house for himself in 1873. The Italianate is translated here into frame construction, with brackets and round-arched attic windows.

22. 120 East Powell Street (10)

Hose House #6, a 2 story fire station with a single apparatus bay, was the product of a remodelling in 1909. The original station on this site was built in 1875 to answer the increasing fire protection demands of the district.

23. 1105 Putnam Street (50)

This cottage was constructed in about 1865 for a farmer, Frederick Stretmeyer. The generously wooded site recalls the rural nature of the district before the intense development of the 80s and 90s.

24. 801-811 Sixth Street (3)

The Rosencranz Apartments were constructed in 1910 according to the design of Clifford Shopbell and Company. Part of an apartment boom in the pre-WWI period, the Rosencranz has a buff brick exterior popular with the Shopbell Company at that time.

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25. 901 S. Sixth Street (8)

This Italianate dwelling was built in about 1883 for Levi Herr. A large, 2 story residence, the structure stylistically anticipates the Queen Anne in its label moldings over the windows.

26. 916 S. Sixth Street (12)

Building permit records indicate that Louise Kramer began construction of this cottage in 1890. The cost of the single story frame house was \$1100. Mrs. Kramer was a widow when she had the house built.

27. 44 Washington Avenue (21)

Constructed in 1890 as one of the District's more substantial dwellings. The original owner, Mary Ferguson, paid \$7500 to have her frame house built for her.

28. 111 Washington Avenue (25)

The Washington Court Apartments was an elaborate block when built in 1914. Manson Gilbert designed a U-shaped brick complex along the lines of the Colonial Revival.

29. 124 Washington Avenue (26)

The architects for this house were the renowned Reid Brothers. George Daussman, an officer of the Cook Brewing Company, paid \$3000 for this Shingle Style home in 1887 shortly after his promotion to Secretary/Treasurer of the brewery.

30. 219 Washington Avenue (30)

This dwelling represents two major building phases. In 1866, Elias Weber, a saddler, constructed the original 2 story brick house. In 1878, the editor of the Evansville Demokrat, Frederick Lauenstein, purchased the Weber house and commenced to make substantial changes in the ensuing years.

31. 258 Washington Avenue

Charles W. Ossenberg built this house in 1894. A frame, 2 story structure, the building cost \$4000 to erect.

32. 264 Washington Avenue

John Carson was the original owner of this house in 1913. The lot next door was vacant until recently when a one story duplex was built—one of the few intrusions on Washington.

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33. 416 Washington Avenue (32)

This frame cottage was built in 1890. Its owner was Charles A. Guepel, a dealer in wallpapers and fine decorations. Permit records assert that the cost of the dwelling was \$2800.

34. 419 Washington Avenue (33)

Frank J. Schlotter was the architect for this substantial Queen Anne home. Built in about 1904, the original owner was Charles Scholz, proprietor of a granite and marble works. The Scholz family remained connected with the home until 1976.

35. 430 Washington Avenue (35)

St. Mark's English Lutheran Church was totally remodelled in 1914 according to the plans of Brubaker, Stern, and Boyle. The Gothic Revival church cost \$25,000 to remodel.

36. 519 Washington Avenue (36)

William Vickery, a postal inspector, built this house in 1893. The picturesque massing of the Stick Style is especially evident in this example.

37. 615 Washington Avenue (37)

This large frame dwelling was erected in about 1910. Its original occupant, Mrs. Teckla Henry, lived in the 2 story house only a short time. The red tile roof ridges, Palladian ornament, and slate roof are distinguishing characteristics.

38. 641 Washington Avenue (41)

Shopbell and Company designed two Washington Avenue religious buildings. This one for the Washington Avenue Presbyterian Church was built according to "modified Gothic lines" in 1913. At the corner of Sixth and Washington, Shopbell produced a design for the Washington Avenue Temple, a Jewish congregation, in 1903--also in the Gothic mode.

39. 807 Washington Avenue

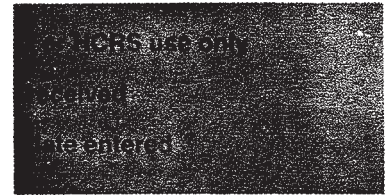
Only a handful of commercial buildings were ever erected in the district. Usually located on the side streets, these businesses were the proverbial 'corner store.' This one in particular was a pharmacy. Built in 1914 according to the designs of Shopbell and Company, the structure features dark brown Rugby brick with stone trim.

40. 838 Washington Avenue & 50 Adams Avenue (44 & 46)

These two properties, the Bedford House and the Alhambra Theatre respectively, have been listed independently in the National Register.

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largely successful and an important factor in stabilizing neighborhood decline. The Washington Avenue Historic District, itself the subject of a proposed housing rehabilitation project, is located in the midst of other revitalization activities taking place in this older section of the city, particularly Community Development activities.

To the northeast of the District is the Bellemeade/Bayard Parks Neighborhood, the focus of the first federally funded housing rehabilitation program in the City. Adjacent to the District, on the west and separating it from the Ohio River, is the Riverside Historic District, a National Register District.

The southwest corner of the Washington Avenue Historic District forms part of the Haynie's Corner commercial area, which is presently the focus of commercial revitalization efforts involving Community Development Block Grant funding. On Haynie's Corner is the Alhambra Theater, which has been listed on the National Register, as has another property in this District, the William Bedford, Sr., House at 838 Washington Avenue.

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Beginning at a point at the intersection of the centerlines of Washington Avenue and Grand Avenue; thence South along the centerline of Grand Avenue 175 feet; thence West along the centerline of an alley 980 feet to the centerline of Evans Avenue; thence North 20 feet along the centerline of Evans Avenue; thence West along the centerline of an alley 140 feet; thence in a Southwesterly direction along the centerline of said alley 20 feet; thence West along the centerline of said alley to the centerline of Linwood Avenue; thence South along the centerline of Linwood Avenue to the centerline of Adams Avenue; thence East along the centerline of Adams Avenue 160 feet; thence South along the centerline of an alley to the centerline of Jefferson Avenue; thence West along the centerline of Jefferson Avenue 330 feet; thence South 140 feet along the centerline of an alley to the centerline of an intersecting alley; thence West 530 feet along the centerline of said alley to the centerline of an intersecting alley; thence South along the centerline of said alley to the centerline of Madison Avenue; thence West along the centerline of Madison Avenue to the centerline of Garvin Street; thence North along the centerline of Garvin Street 140 feet; thence West along the centerline of an alley to the centerline of Second Street; thence Northwesterly along the centerline of Second Street to the centerline of Parrett Street; thence North along the centerline of Parrett Street to the intersection of the centerlines of Parrett Street and Fourth Street; thence in a northwesterly direction along the centerline of Fourth Street to the centerline of Chandler Avenue; thence in a Northeasterly direction along the centerline of Chandler Avenue 160 feet; thence continue East along the centerline of Chandler Avenue to the centerline of Eighth Street; thence North along the centerline of Eighth Street to the centerline to E. Gum Street; thence East along the centerline of E. Gum Street 500 feet; thence South along the centerline of an alley to the centerline of E. Powell Avenue; thence East along the centerline of E. Powell Avenue 995 feet to a centerline of an intersecting alley; thence South along the centerline of an alley 470 feet to the centerline of an intersecting alley; thence East along the centerline of a said alley 1,755 feet; thence continue East 120 feet along what would be the extension of the centerline of said alley to a point on the West side of a parcel of land; thence North along the West line of said parcel to the centerline of Blackford Avenue; thence East 105 feet along the centerline of Blackford Avenue; thence South 150 feet along the East line of the above described parcel to a point on the centerline of what would be the extension of the above said alley; thence East along the centerline of said alley to the centerline of Grand Avenue; thence South along the centerline of Grand Avenue to the centerline of Washington Avenue; being the point of beginning.